

REVISION #4

Change: 7 SFD to 6 SFD (Porten lots)

Documents:

- October 9, 2003 email from Les Powell (CPJ) to Ray Sobrino (Porten)
- Meetings summary for CTC Phase 2
- Record Plat application for lots 29 – 34 Block R dated 3/30/04

How. #4

David O'Bryan

From: Les Powell
Sent: Thursday, October 09, 2003 8:48 AM
To: 'Ray Sobrino'
Cc: Dan DeBolt; David O'Bryan; Mark Staniford
Subject: Clarksburg town Center

Ray ... good news coming from me for a change. Please remember this the next time I give you bad news! Malcolm is letting us just do a plat of corrections for the lots that need changing. This is making life much simpler for everyone. Dan DeBolt will just need to put on his transmittal to Rich Weaver that "per your meeting with Les Powell on 10/08/03 we are submitting the plat of correction for the following lots ..."

Rev. #4

Meetings for 29-110-214

May 31, 2005

CLARKSBURG TOWN CENTER, PH. 2

Employee

Date	Hours	Meeting Description
4/16/2003	0.5	Meeting with Nancy Hughes and Jim Richmond to review changes to pool house, etc.
4/24/2003	1.0	Meeting with Wynn concerning signature set
4/30/2003	1.0	Meeting with Jim Richmond, Nancy Hughes, Bill Norton & Ken Mergner to discuss Lot 5EE and Ruddins Grocery Store.
6/5/2003	1.5	Meeting regarding pool submittal
6/18/2003	2.5	Meeting @ Town Center with Tracy Graves, Jim Richmond, Bill Norton, Clark Wagner to go over Bozzuto sitings & status update
6/26/2003	2.0	Meeting with Nancy Hughes at Terrabrook to review new arch for Bozzutto
6/30/2003	1.5	Meeting with Tracy at Terrabrook to go over commercial and residential in Phase 2 and 3
7/9/2003	1.5	Meeting with Wynn to receive pool area information
7/16/2003	1.0	Meeting at P&P with Wynn Withans about revisions of units from 20' to 24' townhouses
8/4/2003	2.5	Meeting with Tracy Graves at Terrabrook to review MPDU options
8/12/2003	1.5	Meeting with Doug Powell about park school site and plans to Terrabrook
8/13/2003	2.5	Meeting with Jim Richmond to go over MPDU exhibit and the phase 3 residential layouts
9/9/2003	2.5	Meeting with Terrabrook with Kim Ambrose and Nancy Hughes to go over MPDUs.
9/15/2003	1.0	Meeting with Jim Richmond, Nancy Hughes to review MPDU al'ocation.
9/24/2003	2.0	Meeting with Gary Majeska, Nancy Hughes, Kim Ambrose, Tim Longfellow and Frank Watkins to review MPDUS issue, commercial and residential layout
10/8/2003	5.0	CTC 2 10/8 mtg @ P&P w/Malcolm, Rich, Wynn & Nancy about "plat of correction" issues, the w/Wynn and Nancy about pool, then w/Dave, Nancy, Bill, Jim, and Bozzutto and Craftstar about site issues.
10/20/2003	1.5	Meeting at P&P to go through files for ex. traffic report
10/22/2003	3.5	Meeting with Newbud Team to go over builders' (NV & Porten) work
10/24/2003	1.5	Meeting with Nancy Hughes and Wynn Withans at MNCPPC to go over pool sign set.
11/6/2003	3.5	Meeting at Terrabrook's office with Bozzutto to review building
11/25/2003	1.5	Meeting with Nancy and Gary M., Tim L. & Jim R., to go over 3 residential.
1/28/2004	2.5	Meeting with Newland and NV Homes
2/6/2004	1.5	Meeting with Doug Powell at Parks to review new grading at Park School site
2/11/2004	2.0	Meeting with Newland and their builders
2/13/2004	1.5	Meeting with P&P staff to obtain new addresses for re-sub lots
2/20/2004	1.0	Meeting at P&P for addresses.
2/23/2004	0.5	Meeting at P&P for addresses.
2/24/2004	1.0	Meeting at P&P for addresses.
3/9/2004	2.5	Meeting with Newland and Miller and Smith.

Record Plat

For M-NCPPC Staff Use Only

File Number		Fee (Attach Fee Worksheet)	
Date of Application		Fee Received by	
Date Application Complete	by		

Name of Record Plat LOTS 29-34 BLOCK R CHARLSBURG TOWN CENTER

Preliminary and Site Plan Information:

Preliminary Plan name CHARLSBURG TOWN CENTERFile Number 1- 95042 approval date 9/23/95Approved Preliminary Plan extension date 1/1/Site Plan name CHARLSBURG TOWN CENTERFile Number 8- 98001 approval date 3/3/98Approved Site Plan extension date 1/1/

Plat Information:

Existing Zoning RMX
Area included on plat 0.82 acres 35,870 sq. ft. Area of dedication — acres — sq. ft.
Number of lots 6; outlots —; parcels —; No. units (residential) —
Number of units by type: SFD 6; TH —; MF —; TDR —; MPDU —; Other —

Are there any legal restrictions (i.e., covenants, etc.) other than shown on plat? ☐ Yes ☒ No

If yes, describe _____

Is this Application being filed under the Minor Subdivision Process? ☐ Yes ☐ No

If yes, identify the sub-section of Sec. 50-35A that applies to your Minor Subdivision application. Sec 50.35A [_____]

Sanitary Facilities Information:

☒ Public Water ☐ Well ☒ Public Sewer ☐ Septic Date of Septic Approval 1/1/

Applicant Information:

1. Applicant (Owner or Contract Purchaser)

PORTEN COMPANIESRAY SOBRINOName SSIC SECURITY PLUS

Contact Person

Street Address ROCKVILLE, MD 20850City (301) 881-0040

State

Telephone Number

Zip Code (301) 881-2191

Fax Number

2. Engineer

CHARLES P. JOHNSON & ASSOC.JOSUE DAVILAName 1751 ELTON ROAD

Contact Person

Street Address SILVER SPRING, MD 20903City (301) 434-7000

State

Telephone Number

Zip Code (301) 434-9394

Fax Number

Signature of Applicant (Owner or Owner's Legal Agent)

JOSUE DAVILA

Signature

Name (Type or Print)

3/3/104

Date

Record Plat

Checklist

An application will not be accepted for review unless all required information and fees have been provided.

1. GENERAL INFORMATION

- 1.1 Complete application form.....
- 1.2 Copy of approved and signed Preliminary Plan and the Preliminary Plan Opinion.....
- 1.3 Copy of approved Site Plan Signature Set and Site Plan Opinion (if required).....
- 1.4 Copy of approved Forest Conservation Plan.....
- 1.5 Identification of all Agreement and Easement documents that must be approved and recorded with the Record Plat.....

2. RECORD PLAT (folded prints)

- 2.1 Title Block
- 2.2 Subdivision Plan Drawing
- 2.3 Engineer/Surveyor Certificate
- 2.4 Owner(s) Certificate
- 2.5 Approval Box

3. TDR REQUIREMENTS (submit prior to recordation)

- 3.1 Copy of TDR Easements
- 3.2 Copy of TDR Transfer

4. MINOR SUBDIVISION

- 4.1 Previously approved record plat
- 4.2 Approved sketch plan, if required
- 4.3 Natural Resource Inventory/Forest Stand Delineation (NRI/FSD), if required
- 4.4 Agreements, covenants, easement documents, or other restrictions
- 4.5 MCDEP record plat information form

No. Copies	Engineer/Surveyor	M-NCPPC Staff
	Submitted or N/A	Accepted or Not Accepted
1	/	
1	✓	
1	✓	
1	—	
1	—	
8	/	
	/	
	/	
	/	
	/	
1	—	
1	—	
2	—	
1	—	
1	—	
1	—	
1	—	

Please note that the record plat in digital form and the mylar original of the plat should not be submitted with the application. These items should be submitted after completion of the staff review.

The engineer or surveyor, below, hereby certifies that all required information for the submission of a record plat has been included with this application.

Signature of Engineer/Surveyor

Signature

José H. DAVILA

Name (Type or Print)

Date

3/30/04



APPLICATION

Fee Schedule/Worksheet

To Be Completed By Applicant

Application Number: _____

Applicant: CHARLES P. JOHNSON & ASSOC.Proposed Project Name: CLARKSBURG TOWN CENTER

Pre-Application Submission:	Staff review only	\$525	= \$
	Staff and Planning Board Review	\$785	= \$

NRI/FSD Natural Resources Inventory/Forest Stand Delineation:

Single-Family Residential	\$125	= \$
Multi-Family, Commercial, Industrial, Institutional, Religious	\$250	= \$

Forest Conservation Exemption Request:	\$ 35	= \$
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Forest Conservation Plan:

Single-Family Residential	\$75	plus \$30/lot x _____ lots	= \$
Multi-Family, Commercial, Industrial, Institutional, Religious	\$150	plus \$45/acre x _____ acres	= \$

Preliminary Plan of Subdivision: Residential

1 - 9 units	\$1,300	= \$
10 - 49 units	\$2,620	= \$
50 or more	\$3,900 plus \$26 x _____ (# of units) > 50 units	= \$

Commercial/Industrial

up to 9,999 s.f.	\$1,963	= \$
10,000 to 24,999 s.f.	\$2,618	= \$
25,000 s.f. or more	\$3,900 plus \$0.02 x _____ s.f. > 25,000 s.f.	= \$

Institutional/Religious

\$1,300 = \$

Amendments to Approved Plans

Same as Preliminary Plan = \$

Extensions of Approved Plans

\$785 = \$

Variation from Subdivision Regulations

\$785 = \$

Project Plan:

<u>Residential</u> (D.U.s)	\$2,280	plus \$22 x _____ (# of dwelling units)	= \$
<u>Commercial</u> (GFA)	\$2,280	plus \$0.02 x _____ s.f.	= \$

Amendments

Same as Project Plan = \$

Extensions

\$805 = \$

Sign deposit: \$70.00 per sign (sign refund: \$60.00)

Site Plan:

<u>Residential</u>			
1 - 9 units		\$2,600	= \$
10 or more units	\$3,900 plus \$26 x _____ (# of units) > 10 units		= \$

Commercial/Industrial

up to 9,999 s.f.	\$2,600	= \$
10,000 s.f. or more	\$3,900 plus \$0.02 x _____ s.f. > 10,000 s.f.	= \$

Institutional/Religious

\$2,600 = \$

Amendments to Approved Plans

Same as Site Plan = \$ 675

Record Plat:

\$675 x 1 (# of plats) = \$ 675

Please make checks payable to: M-NCPPC

Date Received: _____

Received By: _____

TOTAL: = \$ 675.00

PORTEN ENTERPRISES, INC.
550 SECURITY LANE, SUITE 550
ROCKVILLE, MD 20852

First Union National Bank
Bethesda, MD

65-320
550

DATE
March 18, 2004

CHECK NO.
109

AMOUNT
\$675.00

Pay: *****Six hundred seventy-five dollars and no cents

VOID AFTER 180 DAYS

PAY
TO THE
ORDER OF

MD NAT'L CAP PARK & PLANNING
8787 GEORGIA AVENUE
SILVER SPRING, MD 20907

Paul A. Poto
TWO SIGNATURES REQUIRED OVER \$5,000

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

⑈0000109⑈ ⑆055003201⑆ 2000010899801⑈

PCI Clarksburg III, LLC

March 19, 2004

Mr. Dan DeBolt
CPJ Associates
1751 Elton Road
Silver Spring, MD 20903

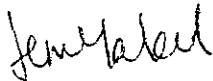
Reference: Clarksburg TC

Dan:

Per your email please find check number 109 in the amount of \$675.00 for the Clarksburg resubdivision plat submission.

Feel free to call should you have any further questions.

Thank you,



Jenn Yakel
Planning and Development Administrator
iyakel@portencompanies.com
301-998-3320 (direct)
240-888-6380 (cellular)
301-881-2191 (fax)

5515 Security Lane, Suite 550 Rockville, MD 20852-5003

OWNER'S CERTIFICATE

WE THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, HEREBY ADOPT THIS SUBDIVISION RECORD PLAT; ESTABLISH THE MINIMUM BUILDING RESTRICTION LINES; GRANT TO MONTGOMERY COUNTY, MARYLAND SLOPE EASEMENTS, TO THE MINIMUM BUILDING RESTRICTION LINES, ADJACENT, CONTIGUOUS, AND PARALLEL TO ALL STREET RIGHT OF WAY LINES, SAID SLOPE EASEMENTS SHALL BE EXTINGUISHED AFTER ALL PUBLIC IMPROVEMENTS ABUTTING SAID EASEMENTS HAVE BEEN ACCEPTED FOR PUBLIC MAINTENANCE; GRANT PUBLIC UTILITY EASEMENTS SHOWN HEREON AND DESIGNATED "P.U.E." TO THE PARTIES LISTED AND WITH THE TERMS AND PROVISIONS BEING SET FORTH IN THAT CERTAIN DOCUMENT ENTITLED "DECLARATION OF PUBLIC UTILITY EASEMENTS" AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 3834 AT FOLIO 457, WHICH SAID TERMS AND PROVISIONS ARE INCORPORATED HEREIN BY THIS REFERENCE; ESTABLISH A RECIPROCAL INGRESS/EGRESS EASEMENT ACROSS PARCEL N, BLOCK A SUBJECT TO THE TERMS AND PROVISIONS SET FORTH IN THE H.O.A. DOCUMENT TO BE RECORDED HEREFTER; SUBJECT TO ALL CURRENT AND APPLICABLE REGULATIONS OF ALL FEDERAL, STATE AND LOCAL GOVERNING AGENCIES.

WE FURTHER CERTIFY THAT A MARYLAND REGISTERED LAND SURVEYOR WILL BE ENGAGED TO SET ALL PROPERTY CORNERS MARKERS IN ACCORDANCE WITH SECTION 50-24 (a) OF THE SUBDIVISION REGULATIONS OF MONTGOMERY COUNTY, MARYLAND.

THERE ARE NO SUITS, ACTIONS AT LAW, LIENS, LEASES, MORTGAGES, OR TRUSTS AFFECTING THE PROPERTY SHOWN HEREON, EXCEPT THAT CERTAIN DEED OR TRUST, AND THE PARTIES IN INTEREST HERETO HAVE BELOW INDICATED THEIR ASSENT.

DATE 4/5/04 TERRABROOK CLARKSBURG, L.L.C.
A DELAWARE LIMITED LIABILITY COMPANY

ATTEST: Elizabeth Anderson Kimberly N. Ambrose
KIMBERLY N. AMBROSE, ASSISTANT VICE PRESIDENT

WE HEREBY ASSENT TO THIS SUBDIVISION RECORD PLAT

DATE 4/6/04
WITNESS: David H. Peterson, TRUSTEE

NOTES:

- ALL THE TERMS, CONDITIONS, AGREEMENTS, LIMITATIONS, AND REQUIREMENTS ASSOCIATED WITH ANY PRELIMINARY PLAN, SITE PLAN, PROJECT PLAN, OR ANY OTHER PLAN, ALLOWING THE DEVELOPMENT OF THE PROPERTY, APPROVED BY THE MONTGOMERY COUNTY PLANNING BOARD, ARE INTENDED TO SURVIVE AND NOT BE EXTINGUISHED BY THE RECORDATION OF THIS PLAT, UNLESS EXPRESSLY CONTEMPLATED BY THE PLAN AS APPROVED. THE OFFICIAL FILES FOR ANY SUCH PLAN(S) ARE MAINTAINED BY THE PLANNING BOARD AND ARE AVAILABLE FOR REVIEW DURING NORMAL HOURS.
- THE PROPERTY SHOWN HEREON IS SUBJECT TO THE REQUIREMENTS OF THE MONTGOMERY COUNTY FOREST CONSERVATION LAW 1992, INCLUDING APPROVAL OF THE FINAL FOREST CONSERVATION PLAN AND APPROPRIATE AGREEMENTS PRIOR TO ISSUANCE OF A SEDIMENT CONTROL PERMIT. A COPY OF THE APPROVED PLAN MAY BE VIEWED AT 8787 GEORGIA AVENUE, SILVER SPRING, MARYLAND.
- THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO SHOW EVERY MATTER AFFECTING THE OWNERSHIP AND/OR USE, NOR EVERY MATTER RESTRICTING THE OWNERSHIP AND/OR USE OF THIS PROPERTY. THIS SUBDIVISION RECORD PLAT IS NOT INTENDED TO REPLACE AN EXAMINATION OF TITLE OR TO DEPICT OR NOTE ALL MATTERS AFFECTING TITLE.
- THIS DEVELOPMENT IS SERVED BY PUBLIC WATER AND SEWER SYSTEMS ONLY.
- THIS LAND IS ZONED 'RMX' AND IS BEING DEVELOPED UNDER THE PROVISIONS OF DIVISION 59-C-10 OF THE MONTGOMERY COUNTY CODE.
- THIS SITE IS SUBJECT TO AN AGREEMENT WITH THE MONTGOMERY COUNTY PLANNING BOARD REGARDING ADEQUATE PUBLIC FACILITIES.
- THE DEVELOPMENT IS SUBJECT TO A SITE PLAN ENFORCEMENT AGREEMENT PURSUANT TO MNC&PC FILE NUMBER 8-98001.
- W.S.S.C. 200 SCALE REFERENCE: 233 NW 13.
- THE LOTS SHOWN HEREON ARE LIMITED TO THE USES AND CONDITIONS AS REQUIRED BY PRELIMINARY PLAN NO. 1-95042
- PARCELS M, BLOCK A IS TO BE SUBJECTED TO A CONDOMINIUM REGIME.
- PARCEL N, BLOCK A IS TO BE CONVEYED TO THE HOMEOWNERS ASSOCIATION.
- PARCEL N, BLOCK A IS SUBJECT TO A DECLARATION OF COVENANTS FOR PRIVATE OPEN SPACE AND PRIVATE STORM DRAINS RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 19561 AT FOLIO 342.
- THE SOLE PURPOSE OF THIS SUBDIVISION RECORD PLAT IS TO REVISE, PURSUANT TO SECTION 50-35A(1) OF THE SUBDIVISION REGULATIONS OF THE MONTGOMERY COUNTY CODE, LOTS 55 THROUGH 62 AND PARCELS H, I AND J AS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED "LOTS 30 THROUGH 62 AND PARCELS H, I, J & L, BLOCK A, CLARKSBURG TOWN CENTER" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT NO. 22632; ALSO TO CORRECT, PURSUANT TO SECTION 50-35A(5) OF THE SAID SUBDIVISION REGULATIONS, THE GEOMETRY AND POSITION OF LOTS 55 THROUGH 62 AND PARCELS H AND J AS SHOWN ON THE AFORESAID RECORD PLAT NO. 22632.
- PRIVATE STREETS AND PRIVATE OPEN SPACES WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION, MONTGOMERY COUNTY, MARYLAND WILL NOT PARTICIPATE IN THE MAINTENANCE OF THESE PRIVATE FACILITIES.

THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION
MONTGOMERY COUNTY PLANNING BOARD

APPROVED: February 26, 2004
David P. Ben CHAIRMAN
MNC&PC Record File No. 623-08

DEPARTMENT OF PERMITTING
SERVICES, MONTGOMERY COUNTY

APPROVED: April 30, 2004
Robert H. H. DIRECTOR

15 LOTS
2 PARCELS
TAX MAP EW
8-98001

Plotted: April 1, 2004

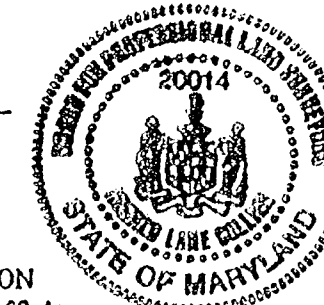
RECORDED: 05-13-04
PLAT NO.: 22865

SURVEYOR'S CERTIFICATE

I HEREBY THAT THE INFORMATION SHOWN HEREON IS CORRECT, THAT IT IS A SUBDIVISION OF A PART OF THE PROPERTY ACQUIRED BY TERRABROOK CLARKSBURG, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, FROM CLARKSBURG LAND ASSOCIATES, L.L.P., A MARYLAND LIMITED LIABILITY LIMITED PARTNERSHIP AND PIEDMONT LAND ASSOCIATES, L.L.P., A MARYLAND LIMITED LIABILITY LIMITED PARTNERSHIP, BY DEED DATED FEBRUARY 4, 2000 AND RECORDED AMONG THE LAND RECORDS OF MONTGOMERY COUNTY, MARYLAND IN LIBER 17865 AT FOLIO 495 AND THAT IT IS A RESUBDIVISION OF LOTS 55 THROUGH 62 AND PARCELS H, I & J, BLOCK A AS SHOWN ON A SUBDIVISION RECORD PLAT ENTITLED "LOTS 30 THROUGH 62 AND PARCELS H, I, J & L, BLOCK A, CLARKSBURG TOWN CENTER" AND RECORDED AMONG THE AFORESAID LAND RECORDS AS PLAT NO. 22632.

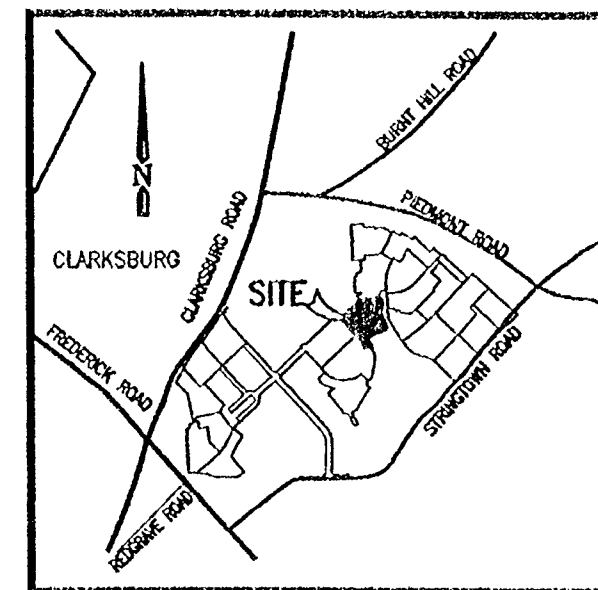
THAT THE TOTAL AREA INCLUDED IN THIS SUBDIVISION RECORD PLAT IS 119,446 SQUARE FEET OR 2.75 ACRES OF LAND, THERE IS NO STREET DEDICATION BY THIS PLAT.

DATE 4.2.2004

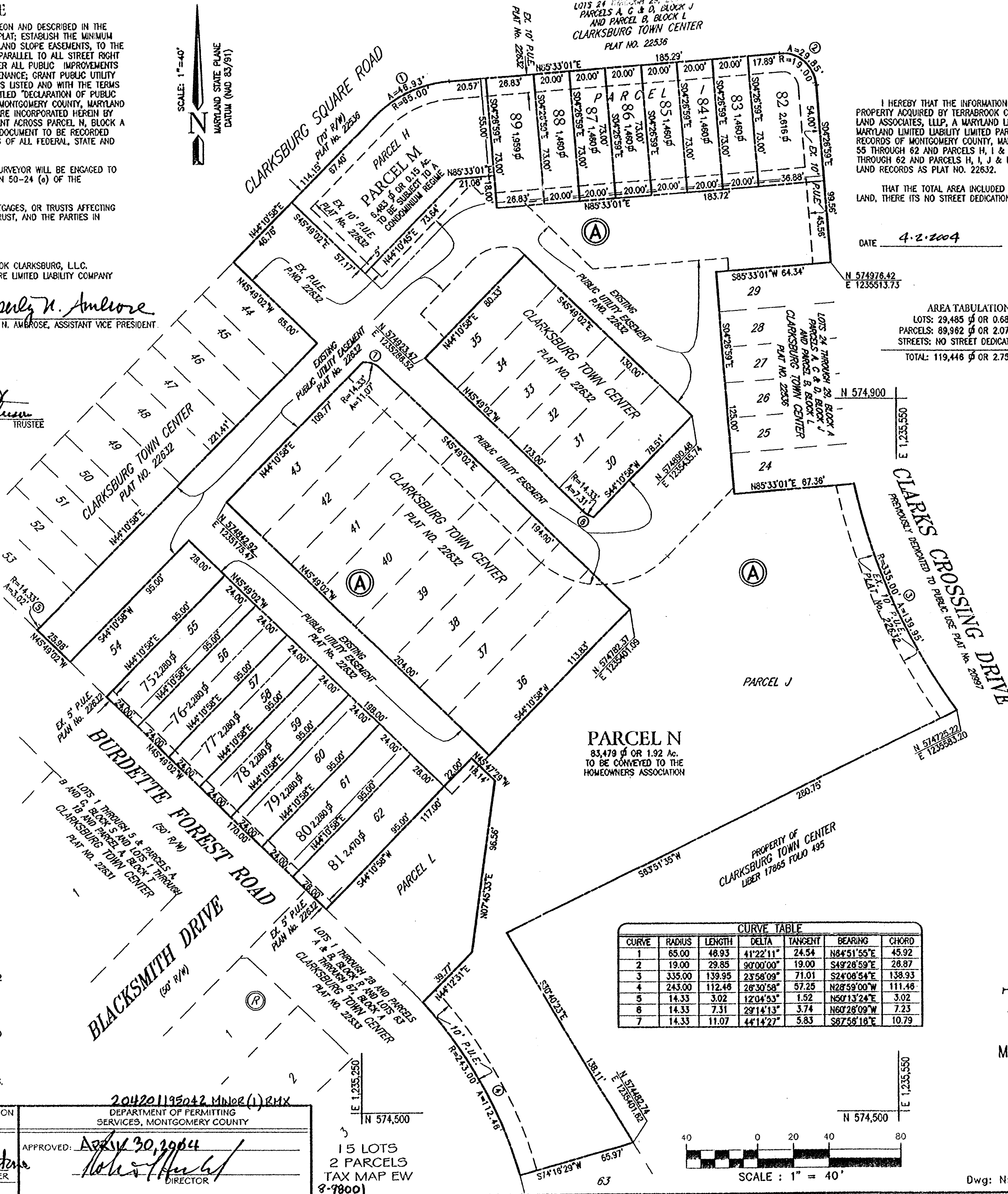


RONALD L. COLLIER
PROFESSIONAL LAND SURVEYOR
MARYLAND REG. NO. 20014

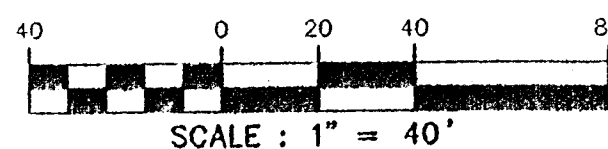
AREA TABULATION
LOTS: 29,485 \pm OR 0.68 Ac.
PARCELS: 89,962 \pm OR 2.07 Ac.
STREETS: NO STREET DEDICATION
TOTAL: 119,446 \pm OR 2.75 Ac.



VICINITY MAP
NOT TO SCALE



CURVE TABLE						
CURVE	RADIUS	LENGTH	DELTA	TANGENT	BEARING	CHORD
1	65.00	48.93	41°22'11"	24.54	N84°51'55"E	45.92
2	19.00	29.85	90°00'00"	19.00	S49°28'59"E	28.87
3	335.00	139.95	23°58'09"	71.01	S24°08'54"E	138.93
4	243.00	112.46	28°30'58"	57.25	N28°59'00"W	111.46
5	14.33	3.02	12°04'53"	1.52	N50°13'24"E	3.02
6	14.33	7.31	29°14'13"	3.74	N60°28'09"W	7.23
7	14.33	11.07	44°14'27"	5.83	S67°58'18"E	10.79



SCALE: 1" = 40'

Dwg: N:\29100\dwg\15-30R Xref:

2-04201

SECTION 2B
JID DFD
29-100-15.30R

623-08